

**RENTON CITY COUNCIL**  
Regular Meeting

October 16, 2006  
Monday, 7 p.m.

Council Chambers  
Renton City Hall

**MINUTES**

**CALL TO ORDER**

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF  
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; MARCIE PALMER; TERRI BRIERE; DENIS LAW; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN  
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; MARTY WINE, Assistant CAO; PREETI SHRIDHAR, Communications Director; TERRY HIGASHIYAMA, Community Services Administrator; CHIEF KEVIN MILOSEVICH, DEPUTY CHIEF TIM TROXEL, COMMANDER DAVID LEIBMAN, COMMANDER KATIE MCCLINCY, COMMANDER FLOYD ELDRIDGE, and COMMANDER CHARLES MARSALISI, Police Department.

**SPECIAL PRESENTATION**  
Police: Employee Promotions

Chief of Police Kevin Milosevich announced Police Department employee promotions as follows:

- Officer Jon Schuldt, promoted to Sergeant;
- Sergeant David Leibman, promoted to Commander; and
- Commander Tim Troxel, promoted to Deputy Chief.

**PUBLIC MEETING**  
Annexation: Marshall, Duvall  
Ave NE & NE Sunset Blvd

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public meeting to consider the Marshall 10% Notice of Intent to Annex Petition for approximately 7.6 acres located adjacent and immediately west of Duvall Ave. NE, just north of the commercial development at the northwest corner of Duvall Ave. NE and NE Sunset Blvd. The western boundary is Anacortes Ave. NE, if extended, and the northern boundary is NE 17th St., if extended.

Senior Planner Don Erickson stated that the site currently contains 26 single-family dwellings and the topography is relatively flat. He pointed out that the area is surrounded by the City on all four sides, and has been an unincorporated island since the mid-1970s. Reviewing the public services, Mr. Erickson noted that the site is served by Fire District #25, the Renton School District, and Renton water and sewer. He relayed the Planning/Building/Public Works Department comments regarding surface water mitigation, old and undersized water mains, and street surfaces.

Mr. Erickson reported that the existing King County zoning is R-4 (four dwelling units per gross acre). The area is designated Residential Single Family under Renton's Comprehensive Plan for which R-8 (eight dwelling units per net acre) zoning is probable. He stated that the fiscal impact analysis indicates a deficit of \$3,009 at current development and a surplus of \$4,429 at full development. The one-time parks acquisition and development cost is estimated at \$33,102. He concluded that the proposed annexation is consistent with City policies and Boundary Review Board objectives.

Noting that a portion of the site is being used as commercial and the property directly adjacent to this portion is also commercial, Councilwoman Briere indicated that it is logical for the commercial uses to line up. Mr. Erickson said the site's zoning has to be consistent with the Comprehensive Plan, and pointed out that a Comprehensive Plan amendment may be needed. He explained that the commercial use can be grandfathered in if it currently is a legal use in King County.

Public comment was invited.

Charles Grass, 10733 138th Ave. SE, Renton, 98059, stated that he is the petitioner for the annexation, and suggested light commercial zoning along Duvall Ave. NE given the substantial commercial activity directly across from the site. He pointed out that residential properties on main streets such as Duvall Ave. NE tend to become run down.

There being no further public comment, it was MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.

MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ACCEPT THE MARSHALL 10% NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS PETITION, AUTHORIZE CIRCULATION OF THE 60% DIRECT PETITION TO ANNEX FOR THE 7.6 ACRE AREA, REQUIRE THAT PROPERTY OWNERS ASSUME A PROPORTIONAL SHARE OF THE CITY'S OUTSTANDING VOTED INDEBTEDNESS, AND ACCEPT ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN. CARRIED.

## **ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- ✧ Take part in the Cedar River "Salmon Trek" and learn about the life cycle of salmon. Naturalists will be stationed at the downtown Renton Library, Riverview Park, Cavanaugh Pond, and Landsburg Park from 11 a.m. to 4 p.m. on October 21, 22, 28, and 29, and November 4.
- ✧ The Renton Senior Activity Center's annual Craft Bazaar will be held on October 28 from 10 a.m. to 4 p.m. The Bazaar will offer crafts handmade by Renton area senior adults.
- ✧ The Renton Municipal Airport may experience an increase in nighttime aircraft operations this week due to unforeseen construction delays causing the closure of the main runway at Boeing Field.

## **AUDIENCE COMMENT**

Citizen Comment: McOmber -  
Highlands Zoning Task Force

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, expressed his pleasure that the Highlands Zoning Task Force is working towards improving the Highlands neighborhood. He noted the need for alley and sidewalk improvements in the area, and an increased police presence.

Citizen Comment: Moore -  
Highlands Zoning Task Force

Kirk Moore, 1901 Harrington Circle NE, Renton, 98056, indicated that he is the chair of the Highlands Zoning Task Force. He reported that the task force has a good understanding of the situation in the Highlands, and he thanked Economic Development, Neighborhoods and Strategic Planning Department staff for their

assistance. Mr. Moore reviewed the issues the task force is tackling, and he predicted that the task force will produce positive recommendations that meet the goals for the area.

In response to Council President Corman's question, Mr. Moore confirmed that there is good participation from all members of the task force. He pointed out that the task force is concentrating on moving forward and not on living in the past.

**Citizen Comment: Curley -  
Waiver of Water-Related  
Charge**

Pam Curley, 1225 Kirkland Ave. NE, Renton, 98056, noted that the police have been called numerous times regarding the tenant in her duplex. She reported a situation whereby her tenant illegally turned the water on, and when she reported this to the Utility Billing Division, she was charged \$170. Ms. Curley explained that she cannot afford to pay the charge. She stressed that she should not be chastised for reporting her tenant's actions, and asked for waiver of the charge.

Police Chief Milosevich stated that the Police Department is familiar with the problems Ms. Curley is having with her tenant and is trying to help resolve the issue. He pointed out that the eviction process has begun; however, the process can take a long time. Chief Administrative Officer Covington reviewed Ms. Curley's situation in regards to the water-related charge and noted that the only way the charge can be waived is by legislative action.

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL REFER THIS MATTER TO THE FINANCE COMMITTEE. CARRIED.

**CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing.

**Council Meeting Minutes of  
10/9/2006**

Approval of Council meeting minutes of 10/9/2006. Council concur.

**City Clerk: Quarterly Contract  
List, 7/1/2006 to 9/30/2006**

City Clerk submitted Quarterly Contract List for period of 7/1/2006 to 9/30/2006; 62 contracts and 17 addenda totaling \$24,392,293.94. Information.

**CAG: 06-168, Coulon Beach  
Log Boom & Transient  
Moorage Repair, Richard  
Phillips Marine**

City Clerk reported bid opening on 10/10/2006 for CAG-06-168, Coulon Beach Log Boom and Transient Moorage Repair; four bids; engineer's estimate \$105,000; and submitted staff recommendation to award the contract to low bidder, Richard Phillips Marine, Inc., in the amount of \$69,632. Council concur.

**Finance: Impact Fees, Issaquah  
& Kent School Districts**

Economic Development, Neighborhoods and Strategic Planning Department recommended approval to increase the impact fee collected on behalf of the Issaquah School District, and approval to implement an impact fee to be collected on behalf of the Kent School District. Refer to Finance Committee; set public hearing on 11/20/2006.

**Budget: 2007, Annual City of  
Renton**

Finance and Information Services Department recommended a public hearing be set on 11/6/2006 to consider the 2007 Revenue Sources and Preliminary Budget, and a public hearing be set on 12/4/2006 to consider the 2007 Budget. Refer to Committee of the Whole; set public hearings.

**Plat: West Coast, NE 4th St,  
PP-04-149**

Hearing Examiner recommended approval, with conditions, of the West Coast Preliminary Plat; 60 single-family lots on 10.82 acres located at 4925 NE 4th St. Council concur.

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

**UNFINISHED BUSINESS****Committee of the Whole**

Community Services:

Springbrook Trail Missing  
Link

Council President Corman presented a Committee of the Whole report regarding the Springbrook Trail missing link. The Springbrook Trail, first identified as the "Springbrook Valley Trail" in the City of Renton Trails Master Plan, was adopted as part of the Comprehensive Parks, Recreation, and Open Space Plan in 1993. This trail is a north/south route and generally follows the Springbrook Creek from the City limits at SW 43rd St. north to the Black River Riparian Forest, and connects to a much larger trail system with access to the cities of Pacific and Seattle.

The Springbrook Trail missing link was bid as part of the Springbrook Creek Wetland and Habitat Mitigation Bank Project located on 130 acres of City-owned property. The engineer's estimate for trail construction was \$1,599,997 with the low bid coming in at \$646,398. The City has sufficient funds to cover the cost of construction, including a 10 percent contingency for a total of \$711,038 from the Community Development Impact Mitigation Fund.

The Committee recommended approval to fund construction of the Springbrook Trail in the amount of \$711,038 from the Community Development Impact Mitigation Fund (Fund 303) and further authorizes trail construction. **MOVED BY CORMAN, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

**Finance Committee**

Finance: Water Bill

Adjustment, Harris/Reeves

Finance Committee Chair Persson presented a report recommending Council approve an extended water bill adjustment for a period of 12 months, which equals compensation in the amount of \$1,162.25, for a water service line leak to a single-family dwelling at 2313 SE 8th Dr. This residence is located in the Falcon Ridge Development, which has some unusual and extraordinary circumstances as follows:

- Development Standards in 1986 for the Falcon Ridge Planned Unit Development did not require the developer to install each water meter in front of the subject property.
- A private water service line was installed under and across neighboring properties, driveways, and ditch lines making the leak difficult to find and to repair.
- The owner went through extraordinary effort to find the leak as documented by hiring professionals to locate the leak, due to the unusual location of the service line on the adjacent property.
- The owner had to relocate the meter and replace the water service line.

**MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

**Community Services****Committee**Appointment: Municipal Arts  
Commission

Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation to approve Mayor Keolker's appointment of Patricia Riggs to the Municipal Arts Commission for an unexpired term expiring 12/31/2007. **MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** Councilwoman Nelson introduced Ms. Riggs, who was present in the audience.

**RESOLUTIONS AND ORDINANCES**

The following ordinances were presented for second and final reading and adoption:

**Ordinance #5223**

Annexation: Querin II,  
Hoquiam Ave NE

An ordinance was read annexing approximately 24 acres of property generally located south of NE Sunset Blvd. and north of SE 114th St., if extended, east of 141st Ave. SE, if extended, and west of 144th Ave. SE, if extended (Querin II Annexation). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #5224**

Annexation: Querin II, R-4  
Zoning

An ordinance was read establishing the zoning classification for approximately 10.70 acres, generally located in the portion north of SE 112th St., if extended, east of 142nd Ave. SE, and south of NE Sunset Blvd., annexed within the City of Renton from R-4 (Urban Residential - four dwelling units per acre, King County zoning) to R-4 (four dwelling units per net acre) zoning; Querin II Annexation. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #5225**

Annexation: Querin II, R-8  
Zoning

An ordinance was read establishing the zoning classification for approximately 12.35 acres, generally located in that portion west of 142nd Ave. SE and that portion south of SE 112th St., if extended, annexed within the City of Renton from R-4 (Urban Residential - four dwelling units per acre, King County zoning) to R-8 (eight dwelling units per net acre) zoning; Querin II Annexation. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**NEW BUSINESS**

AJLS: Initiative 933  
(Government Regulation of  
Private Property)

Councilman Clawson expressed concerns about Initiative 933, which will be before Washington state voters this November, and suggested scheduling a pro and con discussion on the matter. Mayor Keolker stated that the matter is scheduled to be discussed at the next Council meeting, and resolutions will be prepared in case Council decides to take a position on the initiative.

**ADJOURNMENT**

MOVED BY LAW, SECONDED BY CORMAN, COUNCIL ADJOURN.  
CARRIED. Time: 7:49 p.m.

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Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann  
October 16, 2006